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**SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM**

SUBJECT: Preliminary Subdivision Plan Approval for Ryland SR 46 Wekiva Prop.

DEPARTMENT: Planning & Development **DIVISION:** Development Review

AUTHORIZED BY: Mahmoud Najda **CONTACT:** Ian Ratliff EXT. 7438

Agenda Date <u>06/05/02</u>	Regular <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Special Hearing – 6:00 <input type="checkbox"/>	Public Hearing – 7:00 <input type="checkbox"/>	

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan for the Ryland SR 46 Wekiva Property subdivision.

District 5-McLain (Ian Ratliff, Principal Planner)

BACKGROUND:

The applicant is requesting approval for a 42 lot single family subdivision located at the southeast corner of SR 46 and Longwood Markham Road. Internal roads will be private and water and sewer services will be provided by Seminole County utilities. The property contains approximately 46 acres and has a PUD zoning. Major elements of the PUD include:

1. Lots abutting Longwood Markham Road are 1 acre minimum in size. The area calculation for these lots includes a 70' wide buffer along the road and also includes an additional no structure setback of 50' from the buffer.
2. Interior lots are a minimum of 1/2 acre.
3. The fence along the north and west sides of the property will be porous to allow small wildlife to pass through.
4. A maximum of 42 lots is allowable.

In addition to the PUD requirements, this project is subject to the regulations contained within the Wekiva River Protection Area (WRPA), the SR 46 Scenic Corridor Overlay, and the Longwood Markham Road Scenic Corridor Overlay. The proposed PSP meets the applicable requirements of these regulations. Specific regulatory requirements, such as the 50% tree preservation requirement, SR 46 buffer requirements, and gopher tortoise relocation will be addressed during final engineering review.

DR No. <u>01-5500034</u>
Parcel ID#: <u>27-19-29-300-0070-0000</u>

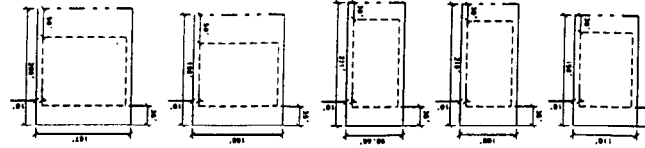
The PSP is requesting two waivers to the subdivision regulations, a waiver of the maximum cul-de-sac length requirement of 1,200' and a waiver of the 50' minimum right-of-way width requirement of 50'. The Board of County Commissioners approved the layout of the cul-de-sac length at the time of rezoning. Additionally, the applicant has provided a 20' stabilized emergency access into the site from Longwood Markham Road. The applicant is proposing a 30' right-of-way width with 10' wide easements on each side of the right-of-way for a total of 50'. Since the easements and right-of-way total 50' and since the roads will be private, staff supports the reduced right-of-way width.

Staff has reviewed the PSP and finds it to meet the applicable regulations of the Seminole County Subdivision regulations, PUD and overlay districts.

STAFF RECOMMENDATION:

Staff recommends approval of the Ryland SR 46 Wekiva Property PSP.

Attachments: Preliminary Subdivision Plan



TYPICAL LOT DIMENSIONS
 DIMENSIONS ARE SHOWN FOR LOTS WITH A MINIMUM FRONT YARD SETBACK OF 10 FEET AND A MINIMUM SIDE YARD SETBACK OF 5 FEET.

DEVELOPER
 [Name and address information]

ENGINEER/PLANNER
 [Name and address information]

LEGAL DESCRIPTION
 [Detailed legal description of the property]

SOILS

1. THE SOILS ARE CLASSIFIED AS [Soil Type] PER THE [Soil Survey Name].

2. THE SOILS ARE SUITABLE FOR [Use] WITH THE FOLLOWING CONDITIONS:

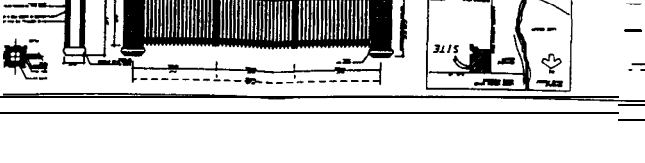
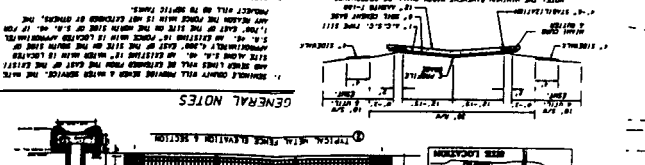
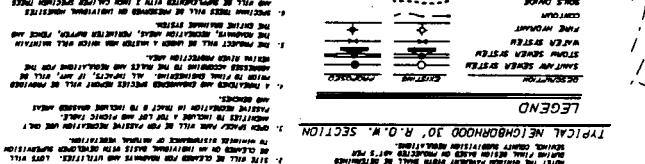
3. THE SOILS ARE SUITABLE FOR [Use] WITH THE FOLLOWING CONDITIONS:

SUPPORT SERVICE REQUIREMENTS

1. THE PROPOSED DEVELOPMENT SHALL BE PROVIDED WITH THE FOLLOWING SERVICES:

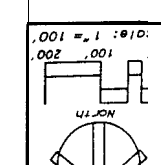
2. THE PROPOSED DEVELOPMENT SHALL BE PROVIDED WITH THE FOLLOWING SERVICES:

3. THE PROPOSED DEVELOPMENT SHALL BE PROVIDED WITH THE FOLLOWING SERVICES:



REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/2000	ISSUED FOR PERMITS
2	10/20/2000	REVISED PER PERMITTING AGENCIES
3	11/01/2000	REVISED PER PERMITTING AGENCIES
4	11/15/2000	REVISED PER PERMITTING AGENCIES
5	12/01/2000	REVISED PER PERMITTING AGENCIES



PROPERTY INFORMATION

ACRES	1.23
LOT AREA	13,560
FRONT YARD SETBACK	10
SIDE YARD SETBACK	5
REAR YARD SETBACK	10
MAXIMUM BUILDING HEIGHT	35
MAXIMUM LOT COVERAGE	40
MAXIMUM LOT AREA	13,560
MAXIMUM LOT WIDTH	118
MAXIMUM LOT DEPTH	100

MASTER PLAN/PRELIMINARY SUBDIVISION PLAN
 S.R. 46 PROPERTY
 Seminole County, Florida
 Prepared for:
 Ryland Group

BOYER SINGLETON & ASSOCIATES, INCORPORATED
 1000 N. GULF BLVD., SUITE 100
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